

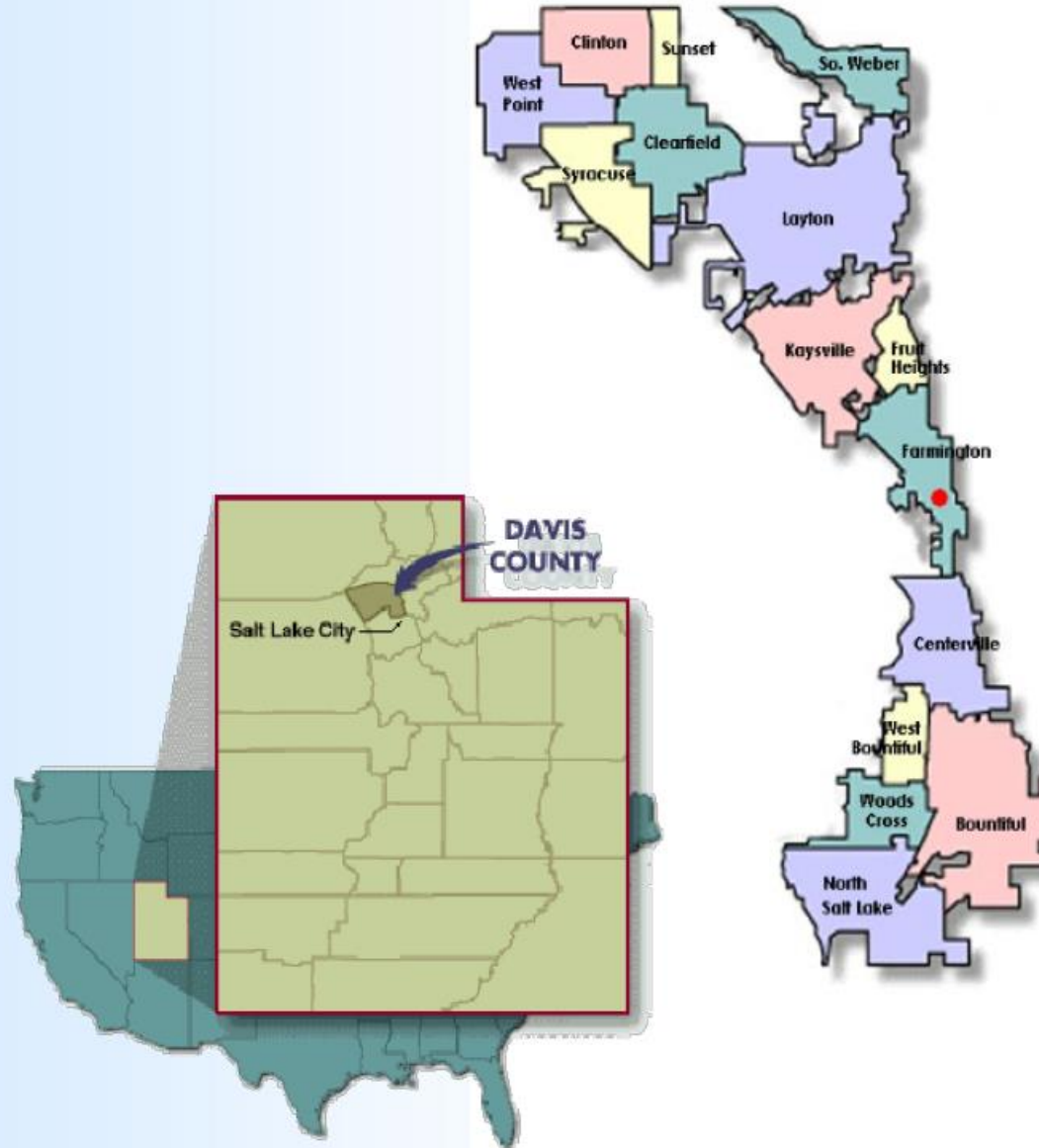
Davis County Commission Work Session

West Davis Corridor Market Study

December 6, 2022



Davis County

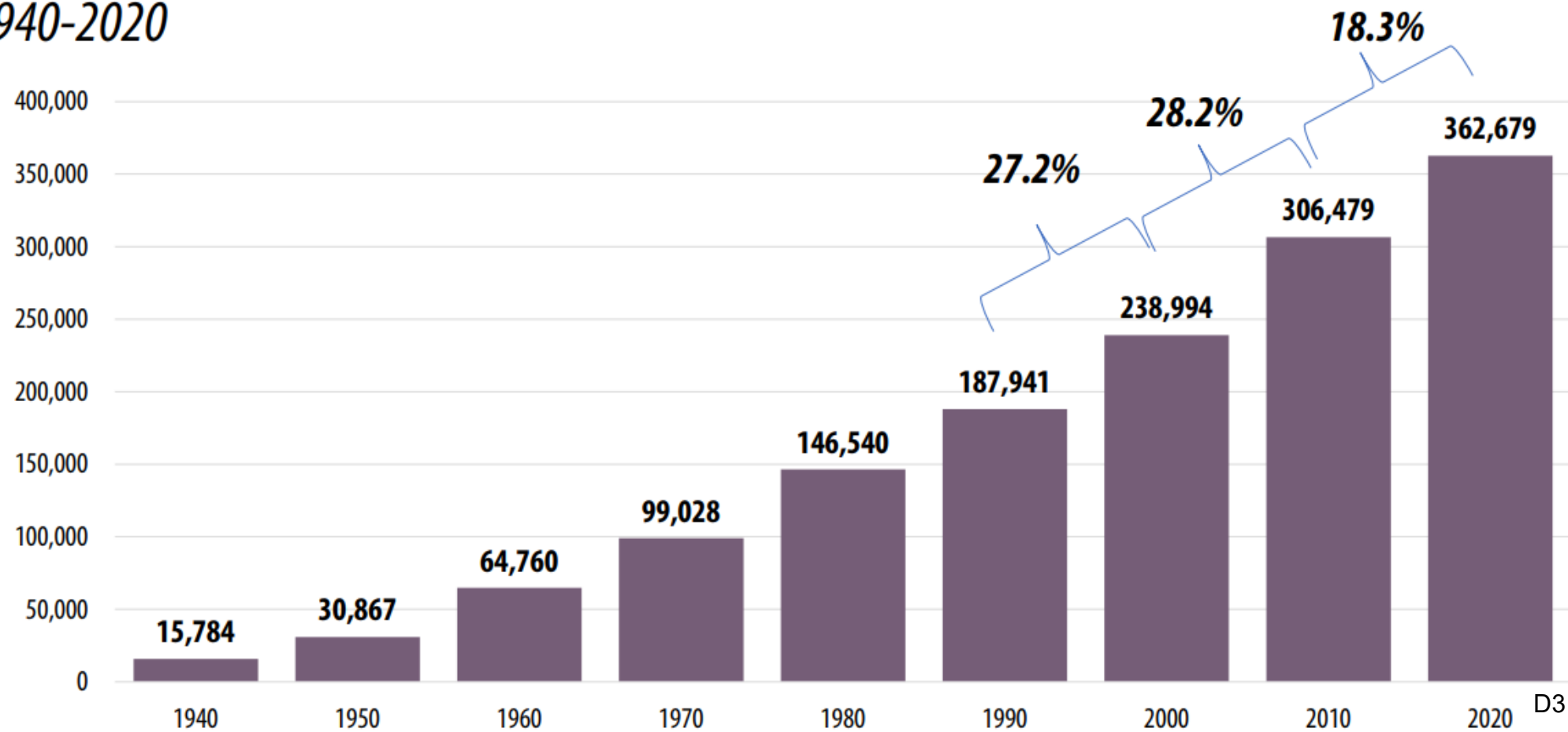


- 15 incorporated cities
- 634 Sq Miles (299 Land Area)
- Utah's smallest county by land area, but 3rd largest by population.

Growth

Growth of Population in Davis County

1940-2020



Source: U.S. Census Bureau, Decennial Census

Projected Population Growth



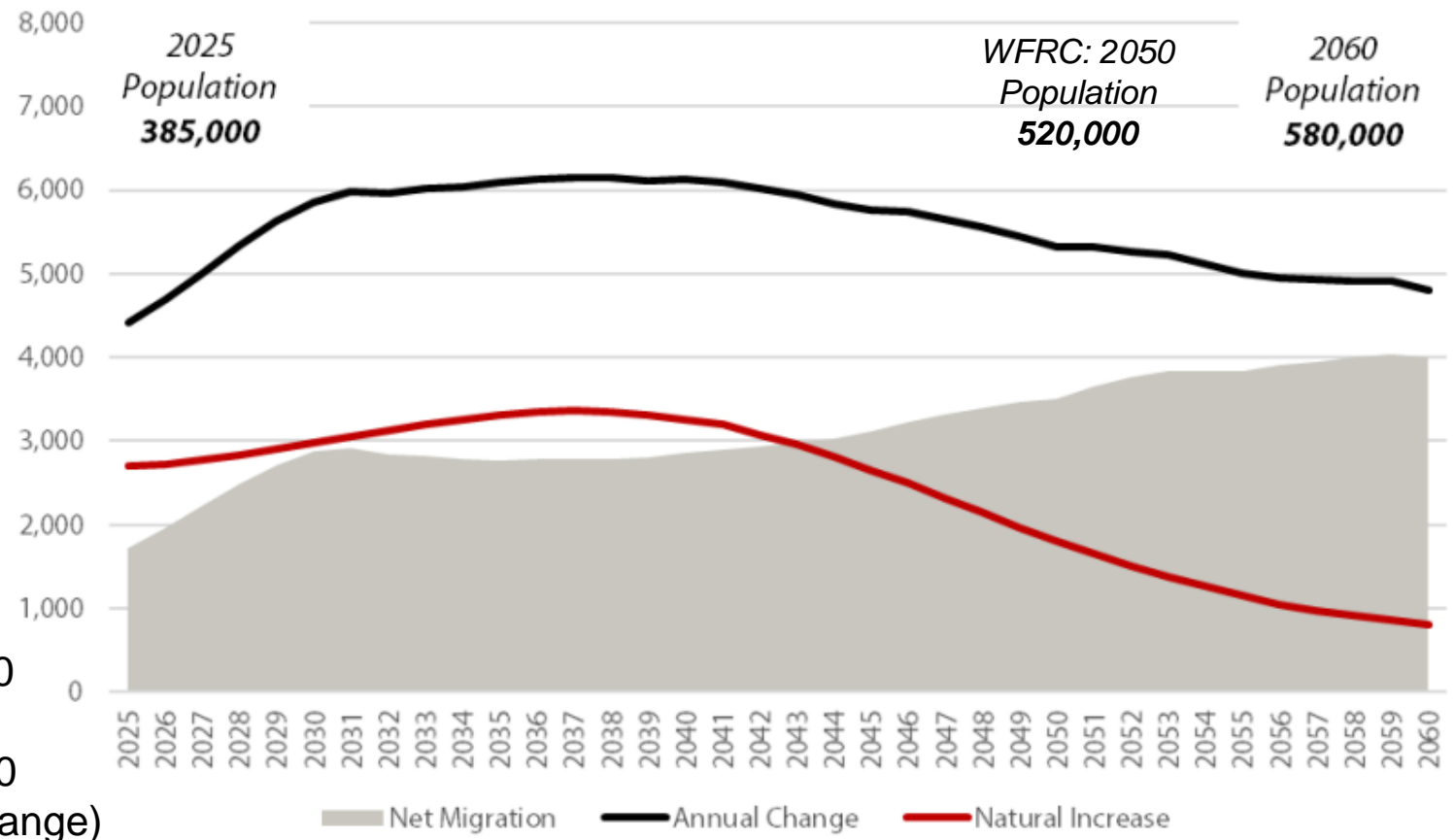
Projected Population Growth with Components of Change in Davis County, 2025-2060

Natural increase is projected to be the primary driver of growth until the mid 2040s.

Continued employment growth drives net migration becoming a more significant contributor.

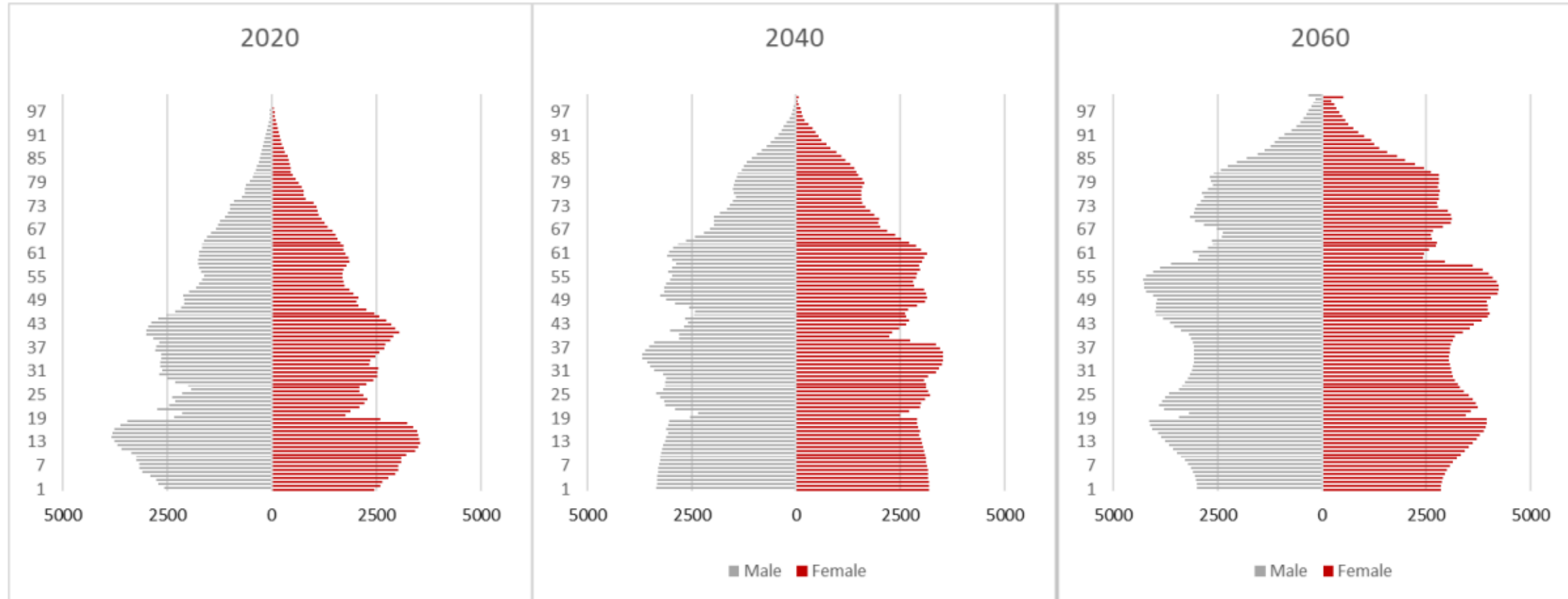
WFRC: 135k population increase by 2050

Kem C: 195k population increase by 2060 (similar to 1990-2020 absolute growth change)

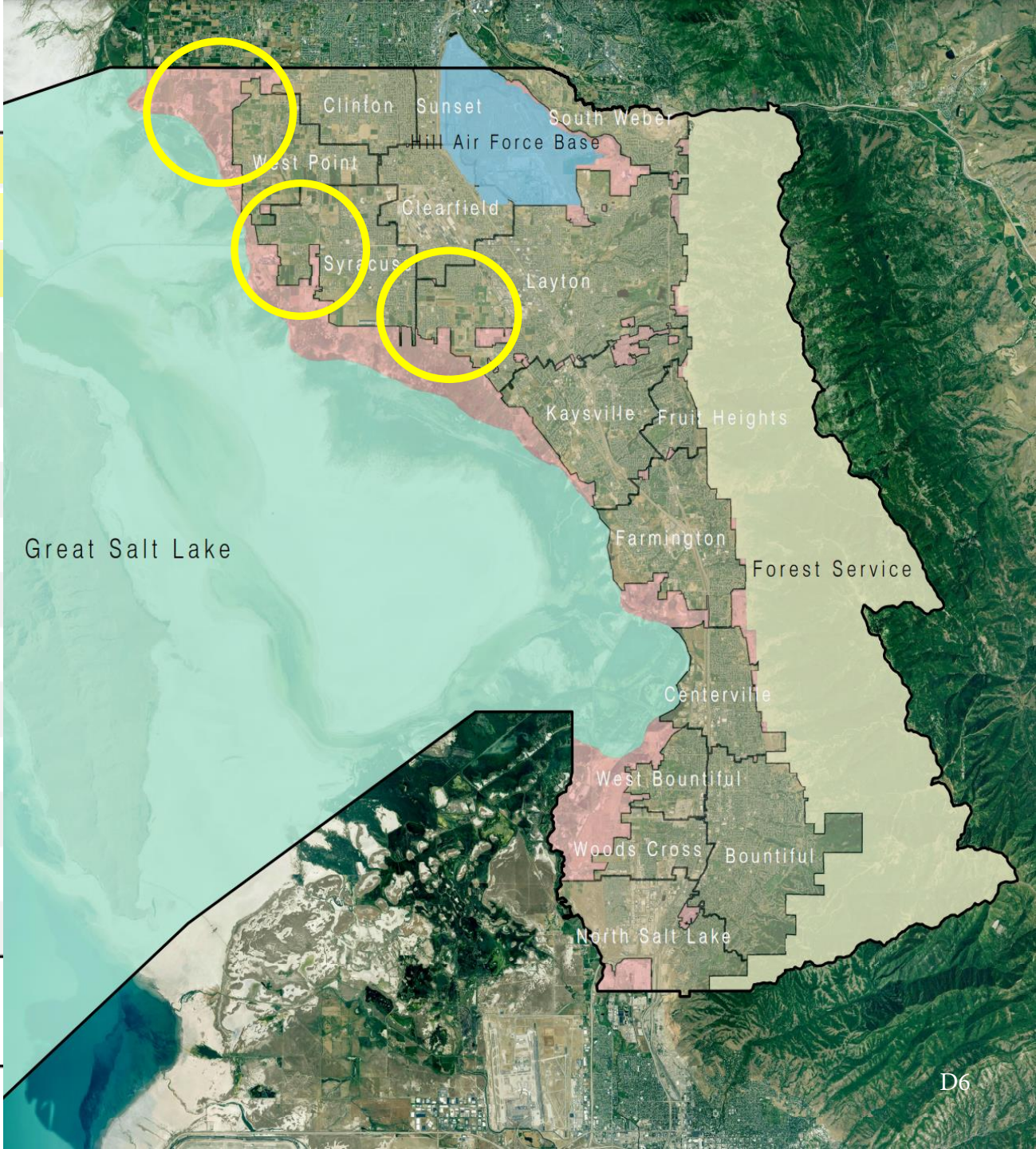


Population Pyramids

Davis County Population Pyramids, 2020, 2040, 2060



City	Open Land (acres)	Percent of Available Open Land in County
West Point	1,895	15.7%
Layton	1,615	13.4%
Syracuse	1,110	9.2%
Farmington	819	6.8%
Kaysville	695	5.8%
South Weber	582	4.8%
Clinton	564	4.7%
Woods Cross	509	4.2%
Centerville	415	3.4%
West Bountiful	384	3.2%
Clearfield	314	2.6%
North Salt Lake	272	2.3%
Bountiful	159	1.3%
Fruit Heights	73	0.6%
Sunset	6	0.0%
Totals	9,412	77.9%
Unincorporated Davis County	2,665	22.1%



West Davis Corridor

- 14 mile, 4-lane
- Glovers Lane in Farmington to S.R. 193 in West Point
- 6 interchanges
- 12 miles of trail
- West Davis Corridor Interchange Market Study
 - Partners: West Point, Syracuse, Layton, Kaysville, Farmington, Davis County



SR-193

Job Center, Retail & Residential

- Industrial/Flex: 2.2m ft²
- Retail: 503k ft²
- Office: 381k ft²
- Residential: 2,404



RESIDENTIAL
139.82 acres
G.C.
D8

Antelope Drive

Regional & Neighborhood retail

- Retail: 855k ft²
- Accommodation / Arts: 125k ft²
- Office: 69k ft²
- Residential: 511



Layton – 2700 W

Business Park

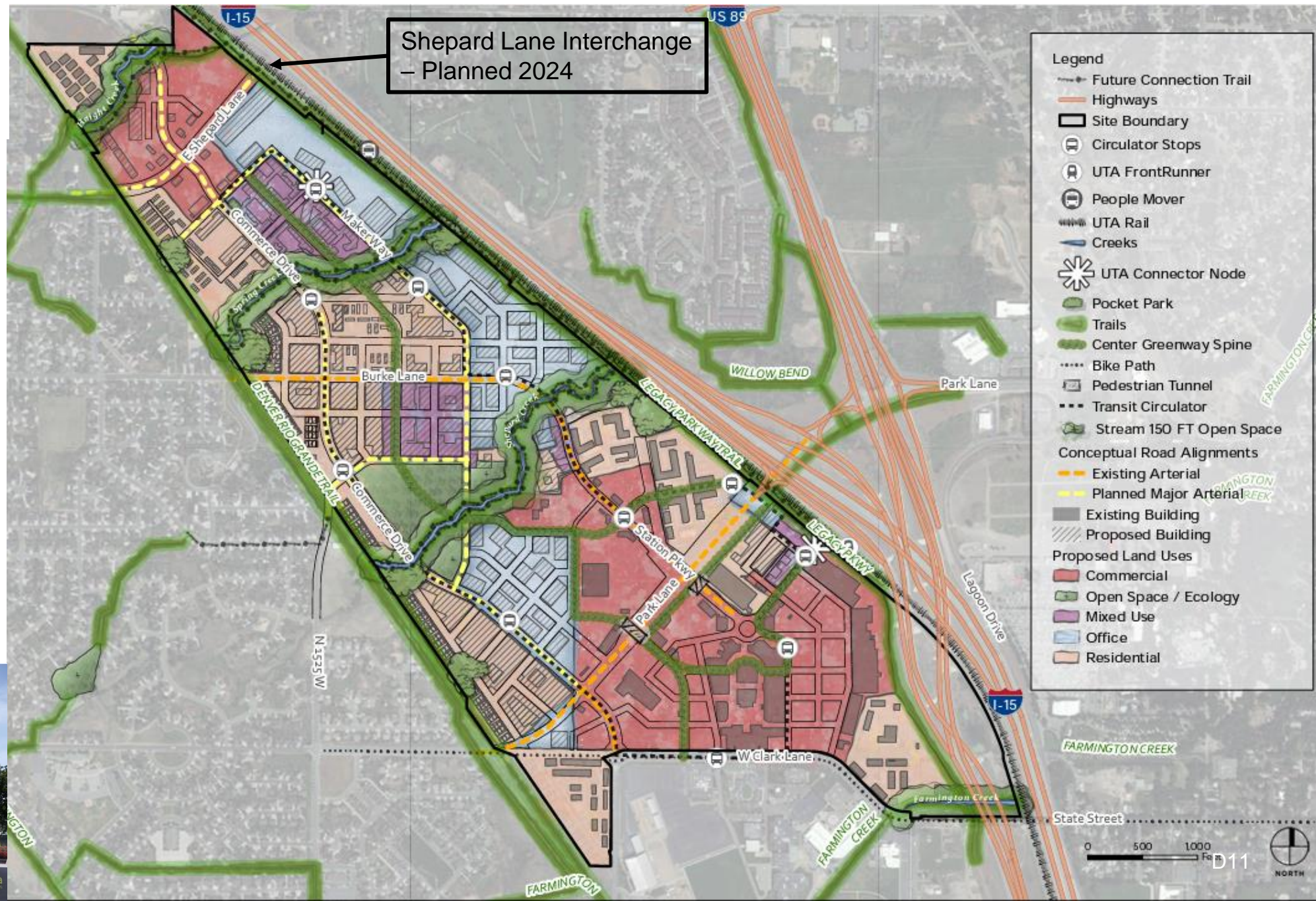
- Office & Flex: 3.3m ft²
- Retail: 95k ft²
- Residential: 414





Build Out:

- Office: 2.4m ft²
- Retail: 542k ft²
- Flex: 300k ft²
- MF: 3,700
- TH: 709
- Pop: 15,000



West Davis Corridor – Fiscal Benefit



Building Type	Sq. Ft. or Unit	Taxable Value Calculation	Build Out Taxable Value*	Potential Jobs / Residents
Retail	1,222,189	\$195.00	\$238,326,855	2,444
Office	1,066,747	\$187.00	\$199,481,689	2,886
Industrial/Flex	5,580,748	\$125.00	\$697,593,500	4,169
Residential	4,353	\$250,000	\$1,088,250,000	15,853
Total			\$2,223,652,044	

9,499 jobs

*Excludes North Farmington Station fiscal impact (\$1.3B in taxable value) Construction absorption: 2023-2039

Entity	Average Annual Revenue	20-Year Total Revenue
City	\$4,665,243	\$93,305,043
County	\$3,566,191	\$71,323,827
Total	\$8,231,434	\$164,628,870



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